

**Infrastructure Committee
7 September 2017**

Report for Agenda Item: 1

Department: Property & Infrastructure

Amendment to QLDC Land Development and Subdivision Code of Practice

Purpose

The purpose of this report is to seek adoption of the revised QLDC Land Development and Subdivision Code of Practice which incorporates NZS 4404:2010 with QLDC amendments.

Executive Summary

- 1 This report seeks the adoption of an updated technical standard to ensure land development and subdivision within the district is undertaken to Councils requirements.
- 2 Following consultation with internal technical experts, external practitioners, developers and Council maintenance contractors, amendments to the QLDC Land Development and Subdivision Code of Practice have been made. These changes reflect the working knowledge and practical issues that have been previously encountered in the district.

Recommendation

That the Infrastructure Committee:

1. **Note** the contents of this report
2. **Adopt** the QLDC Land Development and Subdivision Code of Practice (2017).

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24/08/2017

Reviewed and Authorised by:



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24/08/2017

Background

- 3 The Council's current code of practice for subdivision and land development is NZS4404:2010 with QLDC amendments, which were adopted by Council in June 2015. QLDC has carried out a review of the current code of practice and recommended amendments to this document which have been incorporated into the technical standard that is the subject of this report.

Options

- 4 Option 1 Do nothing

Advantages:

- 5 The development community are familiar with the existing QLDC Land Development and Subdivision Code of Practice.

Disadvantages:

- 6 The existing code of practice does not reflect Council's preferred standards within the district. They give rise to inconsistencies and contain aspects which are incorrect or irrelevant.

- 7 Option 2 Adopt as recommended

Advantages:

- 8 Council's standards will reflect engineering best practice and subdivisions and land development will be designed and constructed to an appropriate standard.
- 9 The robust standards and utilising a higher standard of materials will assist in reducing on-going maintenance costs.

Disadvantages:

- 10 The developer community will need to adjust to changes but this has been minimised through the consultation process.
- 11 This report recommends **Option 2** for addressing the matter as this will allow the Council's Land Development and Subdivision Code of Practice to align with national standards and Council's preferred standards within the District.

Significance and Engagement

- 12 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because whilst the document will have an impact on the wider environment, it will provide Council's preferred standard and is aligned to the current New Zealand standard. Due to the high level of technical content, targeted consultation with specific stakeholders (internal and external) via workshops, peer reviews, email and direct contact was carried out.

Risk

- 13 This matter relates to the strategic risk SR1 – Current and future development needs of the community (including environmental protection) as documented in the Council's risk register. The risk is classed as high. This matter relates to this risk because the likelihood of it occurring is high due to the potential non-compliance with technical requirements.
- 14 The purpose of this document is to mitigate the risk by providing guidance to the developer community when constructing assets that may be vested in Council. The measures include adopting Council's preferred standard and meeting these standards to ensure appropriately designed and constructed infrastructure.

Financial Implications

- 15 Potential reduction in on-going maintenance costs associated with vested assets by adopting proposed QLDC Land Development and Subdivision Code of Practice.

Council Policies, Strategies and Bylaws

- 16 The following Council policies, strategies and bylaws were considered:
- QLDC Land Development and Subdivision Code of Practice which incorporates NZS 4404:2010
 - Infrastructure Asset Management Strategy
 - The Southern Light Strategy
 - Parks Strategy
 - The District Plan
- 17 The recommended option is consistent with the principles set out in the named policy/policies.
- 18 This matter not included in the 10-Year Plan/Annual Plan

Local Government Act 2002 Purpose Provisions

- 19 The recommended option:
- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by adopting Council's preferred standards;
 - Can be implemented through current funding under the 10-Year Plan and Annual Plan;
 - Is consistent with the Council's plans and policies; and
 - Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

- 20 The persons who are affected by or interested in this matter are Council Officers that are involved with the approval of future development and on-going operation and maintenance of assets vested in Council. The development community including developers, engineers, and surveyors.
- 21 The Council has internally reviewed the documentation with technical experts from within the Property and Infrastructure and the Planning and Development teams. Draft documentation was provided to a targeted group of external developers, engineers and surveyors. Council's maintenance contractors were also consulted. The document was technically and peer-reviewed by Council's Chief Engineer and his staff.

Attachments

- A QLDC Land Development and Subdivision Code of Practice (2017) (Circulated separately)